CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SA-05-C Related File Number:

Application Filed: 7/11/2005 **Date of Revision:**

Applicant: J & J DEVELOPMENT COMPANY

Owner: WILLIAM HICKS ROBERT MOORE



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northwest terminus of Saddlebrooke Dr., northwest of E. Emory Rd.

Other Parcel Info.:

Tax ID Number: 38 044 Jurisdiction: County

Size of Tract: 20.95 acres

Access is via E. Emory Rd., a major arterial street with a pavement width of 22' within a 50' right-of-way

and Monroe Ln., a local street with a pavement with of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned A agricultural and PR residential. Development consists of detached

single family dwellings.

Proposed Use: Attached single family residential development Density: 2.91 du/ac

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:
Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Villas of Saddlebrooke

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 94 No. of Lots Approved: 0

Variances Requested:

1. Horizontal curve variance from 250' to 100' at sta 22+50 of Saddlebrooke Dr.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variance 1 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox county

health Dept

4. Provision of street names which are consistent with the Uniform Street Naming and Addressing

System within Knox County (0-280-90)

5. Meeting all applicable requirements of the Tenn. Dept. of Transportation

6. Meeting all requirements of the previously approved Use on Review for this site 12-F-92-UR

7. A final plat based on this concept plan will not be accepted for review by MPC until certification of

design plan has been submitted to MPC staff.

Comments: Saddlebrooke Subdivision was originally approved in 1992 (12-SC-92-C / 12-F-92-UR). The previously approved plan contained 98 lots for detached single family dwellings and 94 lots for attached single family dwellings. The development of the detached dwellings has proceeded since the original plan

was approved. The applicant is now ready to proceed with the attached housing.

An approved concept subdivision plan remains in force for up to five years. In order to begin to develop the attached housing, the applicant has to get the concept plan reapproved. The concept plan that is now before MPC is the same plan that was approved in 1992.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities can be provided to this site.

2. The proposed subdivision at a density of 2.91 du/ac, is consistent in use and density with the recent rezoning.

3. Any school age children living in this development are presently zoned to attend Halls Elementary, Halls Middle and Halls High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.

2. The approved zoning density of this site is 1 - 4 dwellings per acre. The proposed 2.91 du/ac does not exceed the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning approved for the site allows a density up to 4 du/ac. is consistent with the Sector Plan and zoning designation.

2. The site is located within the Planned Growth on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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MPC Action: Approved MPC Meeting Date: 8/11/2005 1. Meeting all applicable requirements of the Knox County Zoning Ordinance **Details of MPC action:** 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works 3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox county health Dept 4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (0-280-90) 5. Meeting all applicable requirements of the Tenn. Dept. of Transportation 6. Meeting all requirements of the previously approved Use on Review for this site 12-F-92-UR 7. A final plat based on this concept plan will not be accepted for review by MPC until certification of

Summary of MPC action:

APPROVE variance 1 because the site's topography restricts compliance with the Subdivision

Regulations, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 7 conditions

design plan has been submitted to MPC staff.

Date of MPC Approval: 8/11/2005 Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	
Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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